



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name James Albert Simmons	Authorized Agent of Owner (if applicable) Kathleen Lush Tryon Land Surveying Ltd.
Address of Owner	Address of Agent 10201 17th Street
City/Town/Village	City/Town/Village Dawson Creek
Postal Code	Postal Code V1G 4C3
Telephone Number:	Telephone Number: 250-782-5868
Fax Number:	Fax Number: 250-782-6029
E-mail:	E-mail: klush@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
NW 1/4 Sec 25 Twp 78 Rg 15	63.66 / 157.3 ha./acres
Lot A Sec 25 Twp 78 Rg 15 Plan 13777	1.51 / 3.74 ha./acres
	ha./acres
	TOTAL 65.17/161.03
	AREA ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 7828 & 7898 - 215 Road

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:
Existing OCP designation: _____
Proposed OCP designation: _____
Text amendment: _____

Zoning Bylaw amendment:
Existing zone: A-2 & R-4
Proposed zone: A-2 & R-4
Text amendment: _____

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:
Farm residence, farm outbuildings and storage, small wooded
area, cropped field.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North agriculture
(b) East agriculture
(c) South agriculture, farm operations, rural residential
(d) West agriculture, farm operations

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:
A new 10ac property is proposed with a boundary adjustment between
Lot A and the Remainder of the NW 1/4. See PLA from the PRRD.
The 10ac portion will be R-4, with the remainder of NW 1/4 being A-2.
(149.2ac)

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
The proposed subdivision has been approved, with rezoning being
a requirement.

10. Describe the means of sewage disposal for the development:

Existing lagoon north of the existing residence

11. Describe the means of water supply for the development:

Cistern on the south side of the existing residence

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Kathleen Lush

 Signature of ~~Owner~~ Agent

November 30, 2018

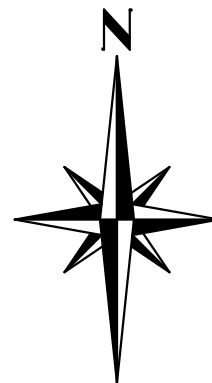
 Date signed

 Signature of Owner

 Date signed

16. **AGENT'S AUTHORIZATION**
 If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



Lot 2
PLAN 33934

PLAN
EPP22874

799.8

15m Pipeline R/W
PLAN EPP23093

9.144m R/W
PLAN M200

215 ROAD

476.1

2.441m. ROAD
AREA = 0.197 ha.

LOT 2
60.4 ha
(149.2ac.)

9.144m R/W PLAN 27873

REMAINDER NW 1/4

SECTION 25 TOWNSHIP 78 RANGE 15 W6M

114.6

8.7

76

38

328.9

LOT A
PLAN
13777

LOT 1
4.05 ha.
(10ac.)

SECTION 25
TOWNSHIP 78
RANGE 15 W6M

11

28

120.2

LOT 1
PLAN
PGP47784

682.0

802.2

REMAINDER
SW 1/4 SECTION 25
TOWNSHIP 78 RANGE 15 W6M

TOWNSHIP

NE 1/4 SEC 25
78 RANGE

15

W6M

805.1

LEGEND:

- ① HOUSE
- ② WELL
- ③ SEPTIC LAGOON
- ④ SHED 1
- ⑤ SHED 2

PROPOSED SUBDIVISION
REMAINDER NW 1/4 SECTION 25
TOWNSHIP 78 RANGE 15 W6M
PEACE RIVER DISTRICT



BCGS 93P.080

JAMES SIMMONS

0	Original Plan Prepared	2018/11/27	kl
Rev	Revision Description	Date(y/m/d)	By:

NOTES:

- All Dimensions are in metres and decimals thereof.
- Survey completed October 2012.

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



TRYON FILE:
2012-356